



**City of Nashua**  
**Planning Department**  
229 Main Street  
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090  
Fax 589-3119  
WEB [www.gonashua.com](http://www.gonashua.com)

**AMENDED AGENDA**

**ZONING BOARD OF ADJUSTMENT**

**January 12, 2010**

1. Pennichuck Water Works, Inc., & Harris Preserve Homeowners Assoc. (Owners), City of Nashua, Division of Public Works (Applicant) "L" Manchester Street over the Pennichuck Reservoir, (Sheet 52 Lot 118 & Sheet G Lot 24), requesting special exception to perform a Phase 1 Archaeological Study in the wetland buffer at the Pennichuck Reservoir, as part of the Manchester Street bridge replacement. R18 Zone, Ward 3.
2. The Salvation Army (Owner) 1 Montgomery Avenue (Sheet 2 Lot 57) requesting the following variances: 1) to exceed maximum ground sign height, 6 feet allowed, 7.5 feet existing - 9 feet proposed; and 2) to exceed maximum ground sign area, 10 sq.ft allowed, 35 sq.ft existing from variance granted on 1-12-93, 46 sq.ft proposed - both requests to replace an existing nonconforming ground sign. RA Zone, Ward 7.
3. Charlotte R. Vincent (Owner) 0 Sherman Street (Sheet 59 Lot 13) requesting the following: 1) special exception to allow a two family residence; and, the following variances: 2) minimum lot size, 8,250 sq. ft. existing, 14,520 sq.ft required, and 3) minimum lot depth for a corner lot, 75 feet existing, 90 feet required. RA Zone, Ward 2.
4. First Church of Nashua (Owner) 1 Concord Street (Sheet 43 Lot 11) requesting special exception to use existing church nursery space as a family daycare for up to 8 infants. RC Zone, Ward 3.
5. Linear Nashua Retail #1 LLC (Owner) Site Enhancement Services (Applicant) 225 Daniel Webster Highway (Sheet A Lot 190) requesting variance to exceed maximum wall sign area, 77.25 sq.ft allowed - 105 sq.ft proposed. GB/HB Zones, Ward 8.

6. Peter Bonnette & Alvin Bonnette, Trustees of the Alvin Bonnette Rev. Trust (Owners) SNHS Management Corporation (Applicant) 88 Temple Street (Sheet 37 Lot 1) requesting use variance to allow a child daycare facility for up to 32 children. RC Zone, Ward 7.
7. Richard P. & Jacquelyn Martin (Owners) 11 Middle Dunstable Road (Sheet B Lot 2022) requesting the following: 1) special exception to allow an accessory (in-law) dwelling unit; and the following variances: 2) to exceed maximum area of accessory dwelling unit, 700 square feet allowed, 1,300 square feet proposed, and 3) to exceed the maximum floor area for an accessory dwelling unit, 30% allowed - 50% proposed. R18 Zone, Ward 9.
8. Vasilios P. & Tasia Zacharopoulos (Owners) 37 Sherri-Ann Avenue (Sheet 137A Lot 107) requesting variance to encroach 1.5 feet into the 10 foot required side yard setback to construct a 21'x25' foot carport and wood storage structure. RA Zone, Ward 2. **[TABLED FROM THE NOVEMBER 10, 2009 MEETING]**
9. Katherine Williams (Owner) T-Mobile Northeast, LLC (Applicant) 70 Coburn Avenue (Sheet F Lot 30) requesting special exception to construct a 101-foot high monopole communications tower with associated support equipment. R18 Zone, Ward 1. **[TABLED UNTIL THE FEBRUARY 9, 2010 MEETING]**

**Other Business:**

1. Review of Motion for Rehearing:  
  
45 Pine Hill Road
2. Review of upcoming agenda to determine proposals of regional impact.
3. Approval of Minutes for previous hearings/meetings:  
  
November 24, 2009  
December 8, 2009
4. ZBA By-Law Review

"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED  
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."